



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

November 21, 2013

MINUTES

- **CALL TO ORDER:**
- **PLEDGE OF ALLIGANCE:**
- **ROLL CALL:**
- Present: M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola, Chief Emeritus Zavinsky
- Absent:
- **APPROVAL OF October 2013 MINUTES**

Motion to Approve C. Mueller Seconded: S. Viola
Approved: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola, Chief Emeritus Zavinsky

Not Approved:

Abstain:

Absent:

- **MEMORIALIZATIONS**

PB_SPCMTG_10_2013

Kastle Financial Group

340 West Passaic Street

Rochelle Park, NJ 07662

Zone A Block 1.02, Lot 7.01

Motion to Approve R. Zavinsky Seconded: C. Mueller
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, Sal Viola

Absent:

PB_2013_10_01

ForgeFitness LLC. DBA Cross Fit GSP

48 Overlook Ave.

Rochelle Park, NJ 07662

Zone A Block 90 Lot 4

Motion to Approve H. Mullen Seconded: S. Viola
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Sal Viola, Chief Emeritus Zavinsky

Not Approved:

Abstain:

Absent:

PB_2013_10_02

NU Count CPA, PA

365 West Passaic Street

Zone B Block 103.01 Lot 1.02

Attorney: Jennifer Knarich, Esq.,

Applicant: Nyree Uzatmacyan



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Motion to Approve	M. Den Bleyker	Seconded:	S. Viola
Approved with corrections:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Sal Viola, Chief Emeritus Zavinsky		
Not Approved:			
Abstain:			
Absent:			

PB_2013_10_03
JL Health and Wellness Center
175 Route 17 South
Rochelle Park, NJ 07662
Zone BA1 Block 43.01 Lot 263
Applicant: Lucy Louie

Board denied this application without prejudice.

Motion to Approve	Chief Emeritus Zavinsky	Seconded:	Dave Kingma
Approved with corrections:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Sal Viola, Chief Emeritus Zavinsky		
Not Approved:			
Abstain:			
Absent:			

PB_2013_10_04
Happy Carwash and Detail
223 Route 17 South
Rochelle Park, NJ
Zone A Block 51.02 lot 5.02
Applicant: JAI H. YOO

Mr. Yoo appeared before the Board for an application to theseeking Minor Site Plan Tenant Review to operate a hand car wash and detail shop located at the above address.

The Applicant proposes to operate a hand car wash and detail business at the subject premises. The Witness is the owner of the subject premises which is presently vacant. The Applicant purchased the building in 2004. The prior tenant operated a computer repair business. No machinery will be used for the proposed business except vacuums. The hours of operation of the proposed business will be 8:00 a.m. to 6:00 p.m., Monday through Saturday and 8:00 a.m. to 12:00 p.m. on Sunday. The Applicant will employ five (5) employees on site. The Applicant intends to install a sign to the exterior of the building and on top of the building.

Approximately eight (8) gallons of water is used per car wash. The Applicant intends to wash thirty (30) to fifty (50) cars per day. There are six (6) parking spaces on site. There is room for possibly one (1) or two (2) additional parking spaces. The Applicant has no experience in this type of business. This location is beneficial to this type of business because cars will slow down from ramp to enter highway. The sewer line is located inside the building. There will be no water outside the building. The witness acknowledged that this is not a safe location but believes that access to all businesses along Route 17 is dangerous. It is the opinion of the witness that the proposed business will not generate much traffic. The witness estimates that the business will generate three (3) cars per hour. The Applicant intends to



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wash and detail cars from car dealers. The building on site has essentially been vacant for ten years. The site is 6,500 square feet. The building on the site is 1,800 square feet. The Applicant shares parking with an adjacent tattoo business. The Applicant's employees will use one car. The parking spaces on site will be striped. The Applicant reduced the size of the original building on site by 300 square feet. The Applicant does not have an agreement with the adjacent tattoo business for parking. The water generated by the proposed business will go into the municipal sewer system. The water will contain soap but no chemicals. There will be a small dumpster on site on the north side.

Christopher Lee, RA, AIA, whose business address is 111 Grand Avenue, Palisades Park, New Jersey was sworn and testified as follows: He is licensed architect of the State of New Jersey and prepared the Plan in this matter. The witness was found to be an expert in the field of architecture and so qualified to give expert testimony in that field. The witness testified that the Applicant may have to put a six (6') foot fence along the rear property line. There is more noise generated from traffic on the highway than from the proposed car wash. It is the opinion of the witness that the proposed use is safer than other permitted uses in this zone. It is the further opinion of the witness that five (5) cars per hour is the maximum number of cars for a hand car wash.

The Board Approved this Application 5 to 4

Motion to Approve	M. Den Bleyker	Seconded:	H. Mullen
Approved with corrections:	M. Den Bleyker, Chairman Kaniewski, , Dave Kingma, , H. Mullen, Sal Viola,		
Not Approved:	M. Collins, Committeeman Kazimir, Chief Emeritus Zavinsky, C. Mueller		
Abstain:			
Absent:			

PB_2013_11_01

UR MOTORSPORTS

163 W. CENTRAL AVENUE,

ROCHELLE PARK, NJ 07662

ZONE I BLOCK 24.02, LOT: 34

Applicant: JOSE VILLEGAS - Diego Restrepo

Attorney: Matthew Dank, Esq

The above Applicant appeared before the Planning Board of the Township of Rochelle Park seeking Minor Site Plan Tenant Review to operate an automotive repair business at the above address. The Applicant proposes to operate an automotive service business at the subject premises. The Applicant will service "high end cars." Most jobs will be by appointment only. The Applicant will perform service and repairs. The Applicant has accounts with German car makers. The Applicant has a contract with an environmental company to pick up and dispose of the motor oil. The hours of operation will be 9:00 a.m. to 5:00 p.m. Monday through Saturday. The Applicant will employ two (2) employees at the subject premises. The Applicant intends to install a sign on the exterior of the building. There are eight (8) parking spaces on site. The Applicant intends to service four (4) to five (5) cars per day.



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Diego Restrepo, who was sworn and testified as follows: The Applicant intends to service cars after the dealer warranty expires. The applicant will “clean up and paint” the subject premises. There will be no interior modifications. The Applicant stipulates that there will be no auto body repairs at the subject premises. The Applicant stipulates that there will be no automotive painting at the subject premises. The Applicant will be a licensed repair facility in the State of New Jersey. All work will be conducted in doors. The Applicant will install two (2) automotive lifts in the subject building. There will be a “drop off” box for customers. The Applicant stipulates that there will be no sale of cars from the subject premises. The Applicant stipulates that there will be no outside storage of vehicles at the subject premises. The Applicant will install a security camera and alarm system at the subject premises.

The Board Approved this Application 8 to 0 with one abstention

Motion to Approve	Dave Kingma	Seconded:	Sal Viola
Approved with corrections:	,Chairman Kaniewski, , Dave Kingma, , H. Mullen, Sal Viola,		
Not Approved:	M. Collins, Committeeman Kazimir, Chief Emeritus Zavinsky, C. Mueller		
Abstain:	M. Den Bleyker		
Absent:			

- LEGAL –
- OTHER – Bill approved for NJPO membership
- PUBLIC:
- ADJOURNMENT: 10:30